



Brimley Road, Cambridge, CB4 2DQ





## Brimley Road

Cambridge,  
CB4 2DQ

An extremely well-proportioned end of terrace residence, offering flexible accommodation across the two floors, enjoying a wrap-around corner plot with off road parking, situated on this quiet residential street, ideally located to access a wealth local amenities, city centre, river and Cambridge North as well as other major commuter links.

3 1 1

## Guide Price £435,000





## COVERED GLAZED ENTRANCE DOOR

leading into:

## ENTRANCE HALLWAY

with tiled flooring, stairs rising to first floor accommodation, radiator, panelled doors leading into respective rooms.

## KITCHEN

comprises a collection of both wall and base mounted storage cupboards and drawers with a wood effect rolltop working surface with inset stainless steel sink with hot and cold mixer tap, drainer to side with tiled splashback, 4 ring integrated gas hob with tiled splashback, extractor hood above and oven below, integrated and concealed low level fridge, integrated slimline dishwasher, other storage cupboards include panelled glazed display cabinet, open understairs storage cupboard, radiator, inset LED downlighters, tiled flooring, double glazed window overlooking front garden, panelled door leading through into:

## OPEN PLAN LIVING/DINING ROOM

Living area with wood effect flooring, former fireplace with stone hearth providing a focal point to the room, double panelled radiator, opening through into Dining Room with continuation of wood effect flooring from living room, full height radiator, Velux skylights, set of full width double glazed windows overlooking garden alongside set of double glazed French doors providing access into garden, a combination of all of these windows provides a light and airy atmosphere to this room and is enhanced further by the French doors providing an ease of access into the garden making it ideal for entertaining.

## ON THE FIRST FLOOR

## LANDING

with loft access, door providing access into airing cupboard with wall mounted Vaillant gas fired Combi boiler providing hot water and heating for the property, radiator, panelled doors providing access into respective rooms.

## BEDROOM 1

with radiator and double glazed window overlooking garden.

## BEDROOM 2

with inset LED downlighters, wardrobe fitted with railings and shelves, radiator, double glazed window to side aspect.

## BEDROOM 3

with inset LED downlighters, radiator, double glazed window to side aspect.

## FAMILY BATHROOM

comprising of a three piece suite comprising combined shower and bath with wall mounted shower head and hot and cold mixer bath tap with glazed shower partition, low level w.c. with concealed dual hand flush, wash hand basin with hot and cold mixer tap, tiled surround, heated towel rail, tiled flooring, inset LED downlighters, extractor fan and double glazed window fitted with privacy glass out onto rear aspect.

## OUTSIDE

To the front the property is approached off Brimley Road via a 5-bar timber gate with a concrete pathway leading to the covered front entrance door, adjacent to the front entrance door is an outside store accessed via a panelled glazed door with hardstanding flooring fitted with light and power and plumbing for additional fridge/freezer and washing machine. The subject property enjoys a large corner plot with a large wrap-around garden with the front portion of the garden being principally laid to gravel stocked with mature shrubs and trees including rosemary and a wonderful Acer tree. Raised bedded area created by timber sleepers which is stocked full of flowering shrubs and plants.

The other portion of the garden which is enclosed via a mature and high hedge boundary which is principally laid to lawn with a paved patio area led directly off the rear part of the property providing a wonderful space to both relax and entertain. Also a timber storage shed and gated access from Brimley Road leading onto off-street parking for two vehicles.

## AGENTS NOTES

Tenure - Freehold  
Council Tax Band - C  
Property Type - End Terrace House  
Property Construction - Brick with Tiled Roof  
Number & Types of Room - Please refer to floor plan  
Square Footage - 848  
Parking - Driveway

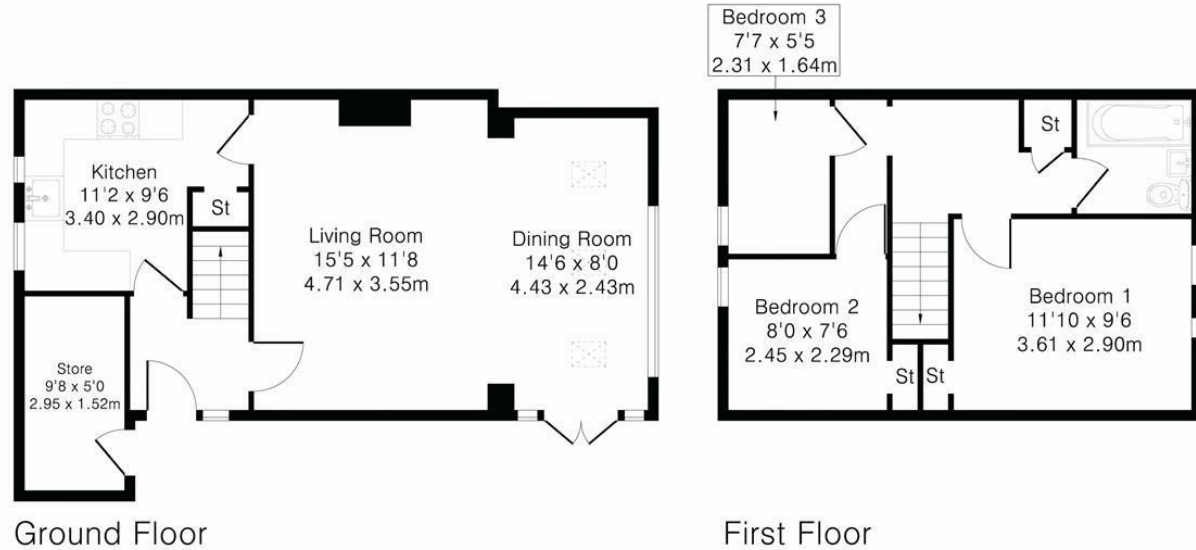
## UTILITIES/SERVICES

Electric Supply - Mains Supply  
Water Supply - Mains Supply  
Sewerage - Mains Supply  
Heating - Boiler and radiators, mains gas  
Broadband - Fibre to the Property  
Mobile Signal/Coverage - Good





Approximate Gross Internal Area 848 sq ft – 79 sq m  
 Ground Floor Area 492 sq ft – 46 sq m  
 First Floor Area 356 sq ft – 33 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 Local Authority - Cambridge



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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